

# MARBLEHEAD PLANNING COMMISSION MEETING

October 5, 2022

Meeting called to order by Chairman Tim Feller at 6:00 PM. Members answering Roll Call: Member Richard Zembala, Council Member MaryAnn Sauvey, Mayor Jackie Bird, and Chairman Tim Feller. Member Cher Monak was excused. Motion made by Mayor Jackie Bird and seconded by Council Member Maryann Sauvey to approve the September 7, 2022 minutes as presented. Motion carried by unanimous roll call vote.

**Public Comments: None**

**Old Business: None**

**New Business: Public Hearing for Waterfront Development at Pleasant Pointe**

**Condominiums.** Terry Smucny from the Pleasant Pointe Condominium Association was present to request approval for shoreline work to be done on the breakwalls in the development. The storms over the last two years did extensive damage. Ordinarily a repair to an already permitted breakwall would be handled by inspection and approval by the Waterfront Administrator with no hearing required. However, after searching the Village records as well as ODNR and the Army Corps records it was discovered that no original permit was issued for the breakwalls. So, in order for the ODNR to approve the repair, Pleasant Pointe needed to now apply for the "original" permit. The Planning Commission reviewed the application and found it to be complete. The same engineering drawings that will be use by the ODNR were included in the application. A motion was made by Mayor bird and seconded by Chairman Feller. Motion carried by unanimous roll call vote. The application will now be forwarded to the Council for their action.

**Informal meeting with Chuck Henderson from Point of View Condominiums.** They would like to install a shed to contain their trash dumpster but there is not enough room next to the existing garage to meet the setback to Pleasant Street, one of the Condo streets. The Commission reviewed the drawings and photos supplied by Mr. Henderson (on file). The Commission agreed that the use of a variance to allow the trash container to be enclosed would be a net benefit to the Village. They would look favorably on such a variance if it appeared before them. Mr. Hruska explained to Mr. Henderson the procedure and time limits for filing a variance.

**Mr. Hruska gave his zoning report.** Mr. Hruska updated the Commission on the progress of the Violation ongoing at the Waterview development at Bay Point. The violation involved not connecting the dwelling units as is required by the Multi-family permit issued by the Planning Commission. Several compromise attempts were made to allow Waterview to proceed with correcting the violation while still allowing work to continue on the rest of the development. Waterview did not perform on those various connections as agreed upon by the Commission. By acclamation, the Commission agreed that a Stop Work Order should be immediately issued, as warned in the violation letter. The Commission also said the roof connection that is required now is a reverse gable as was understood when the permit was issued. This is the same roof connection as is already being used for the attached garages.

The Commission approved the updated zoning map and asked if the adoption of the new map requires a regular amendment hearing. Mr. Hruska said he will check with Jim Barney for the proper procedure.

Meeting adjourned at 8:00 PM

I, hereby certify these minutes to be true and accurate



Secretary, Robert Hruska